



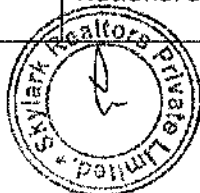
SKYLARK REALTORS PVT. LTD. 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400 093.
T: +91 022 4241 5678 | F: +91 022 4241 5679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: U45200MH2010PTC206022

SUMMARY TERM SHEET

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| Issuer | Skylark Realtors Private Limited |
| Issue Size | 170 Crores |
| Objects of the Issue | <ul style="list-style-type: none">• Towards Reimbursement of project expense for JP North Larger Project.• Towards TDR/FSI, DSRA, deal expenses and general corporate purposes. |
| Instrument | Non Convertible Debentures |
| Nature and status of Bonds | Senior Secured Redeemable Non-Convertible Debenture(s) in dematerialized form (NCD) |
| Issuance Mode | Private Placement |
| Convertibility | N.A. |
| Trading Mode | Physical + Electronic |
| Credit Rating | N.A. |
| Face Value | 1,00,00,000/- (One Crore Only) |
| Premium/ Discount on Issue | N.A. |
| Issue Price | 1,00,00,000/- (One Crore Only) |
| Premium/ Discount on redemption | N.A. |
| Maturity | 48 Months |
| Redemption/ Maturity Date | 30th April 2022 |
| Lock-in-Period | N.A. |
| Minimum Application | 1,00,00,000/- (One Crore Only) |
| Put Option | N.A. |



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| Call Option | N.A. |
| Call Option Price | N.A. |
| Call Notification Time | N.A. |
| Coupon Rate | 13 % p.a. payable per month |
| Step Up/ Step Down Coupon Rate | N.A. |
| Coupon Payment Frequency | Monthly |
| Coupon / Interest Payment Date | Monthly: 31st May 2018 30th June 2018 31st July 2018 and onwards |
| Coupon Type | Variable, Linked with SB/MCLR |
| Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc) | N.A. |
| Default Interest Rate | 4% p.a. |
| Day Count Basis | Actual/ 365 |
| Interest on Application Money | N.A. |
| Listing | N.A. |
| Trustees | Catalyst Trusteeship Limited |
| Depository | National Security Depository Limited |

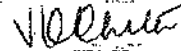


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| Registrars | Link Intime India Private Limited |
| Settlement | N.A. |
| Business Day Convention | If the date for performance of any event or the due date for any payment including but not limited to the Final Maturity Date falls on a day that is not a Business Day, then the date in respect of performance of such event or the due date for payment shall be the immediately preceding Business Day. |
| Record Date | later of: (i) the Monday of the week in which the due date falls; or (ii) 2 (Two) calendar days prior to the due date in question, on the basis of which the determination of the Persons entitled to receive redemption of principal |
| Payment Mode | Payment shall be made through Cheque/ draft/ Neft/ swift transfer or any other means available in the banking channel as applicable. |
| Eligible Investors | <p>The following categories of investors, when specifically approached, are eligible to apply for this private placement of NCDs subject to fulfilling their respective investment norms/rules and compliance with laws applicable to them by submitting all the relevant documents along with the Application Form:</p> <ul style="list-style-type: none"> a) Individuals b) Non-banking finance companies; c) Corporates; c) Banking companies; e) FIs (including sub-accounts); f) Insurance Companies; and g) Investment holding companies |
| Non-Eligible classes of investors | N.A. |
| Transaction Documents | As per Transaction Documents. |
| Conditions precedent | As per Transaction Documents. |



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| to subscription of Bonds | |
| Conditions subsequent to subscription of Bonds | As per Transaction Documents. |
| Cross Default | N.A. |
| Role and Responsibilities of Trustees | As per Transaction Documents. |
| Governing Law and Jurisdiction | RBI, Companies Act 1956 and 2013 |
| Additional Covenants | As per Transaction Documents. |
| Applicable RBI Guidelines | As per Transaction Documents. |
| Issue Opening Date | 24th May, 2018 |
| Issue Closing Date | 25th May, 2018 |
| Pay In Dates | 25th May, 2018 |
| Deemed Date of Allotment | 25th May, 2018 |

For Skylark Realtors Pvt. Ltd.



Authorised Signatory